U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Murphy Building Removal - Removal Polrep
Initial Removal Polrep

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: **POLREP #1**
Initial - POLREP #1
Murphy Building Removal
C5G3
East St. Louis, IL
Latitude: 38.6272680 Longitude: -90.1580340

To: Richard Karl, USEPA
Jason El-Zien, U. S. EPA
Mark Durno, USEPA
Marc Colvin, USEPA
John Glover, USEPA
Mark Johnson, ATSDR
Jeff Kelley, USEPA
Carl Norman, USEPA
Bruce Everetts, Illinois EPA
Tom Crause, Illinois EPA
Chris Cahnovsky, Illinois EPA
Tom Miller, Illinois EPA
Ron Robeen, Illinois EPA
Mark Wagner, City of East St. Louis, IL
D Hudson, City of East St. Louis, IL

From: Kevin Turner, OSC
Date: 12/13/2012
Reporting Period: 11/28/2012 - 12/13/2012

1. Introduction

1.1 Background

Site Number:	C5G3	**Contract Number:**	
D.O. Number:	110	**Action Memo Date:**	
Response Authority:	CERCLA	**Response Type:**	Time-Critical
Response Lead:	EPA	**Incident Category:**	Removal Action
NPL Status:	Non NPL	**Operable Unit:**	
Mobilization Date:	11/28/2012	**Start Date:**	11/28/2012
Demob Date:		**Completion Date:**	
CERCLIS ID:		**RCRIS ID:**	
ERNS No.:		**State Notification:**	
FPN#:		**Reimbursable Account #:**	

1.1.1 Incident Category

Time Critical Removal Action – Extensive water damage and disrepair to the building along with trespasser and vandalism to asbestos containing materials (ACM) pipe-wrap create hazardous human health conditions. The buildings' poorly maintained and dilapidated state has caused loose and friable asbestos conditions creating an on-going release of asbestos fibers.

1.1.2 Site Description

The Site is a six-story former professional office building that has not been properly maintained and fallen into disrepair. The Site is in the middle of the downtown business district of East St. Louis, IL. The light-rail MetroLink rapid transit system serving the Illinois side of the St. Louis Metropolitan area is to the southwest and directly behind the Site property.

1.1.2.1 Location

The Murphy Building Site is located at 234 Collinsville Avenue just west of the intersection of Collinsville Avenue and St. Louis Avenue in East St. Louis, St. Clair County, Illinois, 62201. Retail clothing stores, a retail specialty shop, a night club and many abandoned properties are located immediately and all around the Site.

1.1.2.2 Description of Threat

Every room of the Murphy Building contains extensive amounts of building debris and rubble from weather eroded conditions of the building construction materials, vandalism and scrap-steel theft. The basement and first-floor have piles of building materials that stand as high as 4-feet. The fire escapes and concrete landings located on the backside of the building have fallen and pose a significant safety concern. Vandalism scrapping activities have left a large amount of ACM pipe-wrap, ACM impacted rubble and extensive building material debris on the Site, exposed to weathering conditions.

Friable asbestos is a listed hazardous substance under 40 C.F.R. § 302.4. IEPA and U.S. EPA testing has found friable asbestos within the structure and debris at the Site. Friable asbestos in the debris has the potential to leave the Site via airborne migration.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Due to the deteriorated condition of the Murphy Building, the City of East St. Louis has tried but failed to get the owner of the building to address the structural and asbestos concerns. Additionally the City recently issued a Notice of Condemnation for the building. As a community, East St. Louis is currently experiencing new development and stabilization of the community through increased housing and commercial activity and is working hard in the re-vitalization of this area, which is the heart of downtown East St. Louis, Illinois.

On September 21, 2011, representatives from the Illinois Environmental Protection Agency (IEPA) Regional Office in Collinsville conducted an inspection of the Site and collected samples of ACM impacted building materials. Most notably these samples came from debris piles strewn about inside and outside the building. The IEPA lab sample results concluded that ACM is present inside and outside the building and comingled with debris piles.

The IEPA officially referred the Site to the agency on March 20, 2012. As a result of that referral, the U.S. EPA took steps to conduct a Site Assessment on May 30 and 31, 2012, and to document the known threats to human health and the environment. Observation made during the Site Assessment and previous site tours found extensive water damage to the building along with trespasser and vandalism to ACM pipe-wrap. These conditions have caused loose and friable asbestos conditions. Although there is a locking gate to the front facade entrance to the site, scrap metal and vandalism access is observed from the backside of the building. Also, evidence of the unfettered access comes from homeless persons who have placed two mattresses on the floors in several rooms. Scrap steel theft and vandalism was also observed within the building during the Site Assessment. Degradation of interior building systems is creating additional ACM and asbestos fiber release(s) in construction rubble and debris and a release into the air.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

U.S. EPA has mobilized ERRS and START contractors to assist with the removal of ACM pipe-wrap, ACM building materials and ACM debris piles found on most of floors throughout the building.

2.1.2 Response Actions to Date

On November 28, 2012, US EPA began to mobilize ERRS, Environmental Restoration, LLC (ER, LLC) contractors to the site to begin site clearing and grubbing activities. Track mounted light equipment along with a chain saw was used to remove trees that created an impediment to ingress/egress to the back of the Murphy Building. START, Weston Solutions, Inc. was tasked to initiate photo-documentation of work activities and maintain clean-up progress.

On December 11, 2012, a sub-contractor to ER, LLC, Haydon Wrecking Company, initiated and completed partial demolition on the backside of the building to remove dangling concrete and rebar which possess a significant safety concern for safe ingress/egress into the building.

On December 13, 2012, an engineering company, Structures, Inc. performed a structural inspection of the entire building. This was done after the partial demolition activities to assess the structural integrity of building prior to building entry. The preliminary assessment of the structural engineer inspection was favorable to allow personnel entry into the entire structure.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Pending at this time.

2.1.4 Progress Metrics

Waste Stream	*Medium*	*Quantity*	*Manifest #*	*Treatment*	*Disposal*
Asbestos Containing Materials along with Miscellaneous Building Debris and Rubble	Construction Debris	None at this time	None at this time	Land disposal	Landfill (Special Waste)
General Construction Debris	Construction Debris	None at this time	None at this time	Land disposal	General Construction Debris

R5 Priorities Summary		
This is an Integrated River Assessment.	Miles of river systems cleaned and/or restored	NA
	Cubic yards of contaminated sediments removed and/or capped	NA
	Gallons of oil/water recovered	NA
	Acres of soil/sediment cleaned up in floodplains and riverbanks	NA
Stand Alone Assessment	Acres Protected	.5
	Number of contaminated residential yards cleaned up	0

	Human Health Exposures Avoided	
	Number of workers on site	5
Contaminant(s) of Concern		
Contaminant(s) of Concern	Asbestos, mercury, PCB ballast and paint waste.	

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1

1. Mobilization – A mobile Asbestos decontamination trailer will be used during the course of asbestos abatement work.
2. Establish and Maintain a Project Office and Staging Area – A fenced in staging area will be used to store the project field office and maintain heavy equipment used to manage ACM loaded into double-wrapped roll-off-boxes prior to transportation and disposal to the permitted disposal facilities.
3. ERRS will sub-contract the partial demolition requirements to a local demolition company.
4. Develop a safe ingress/egress point(s) into the Building - Erect scaffolding and/or construct stairways for entry into the Murphy Building.
5. Abate Friable Asbestos materials - Remove all ACM pipe-wrap and ACM impacted debris piles. Construct a chute system to be used for ACM removal needs of the upper floors.
6. ACM Disposal - Arrange for and transport all ACM impacted building debris for off-site for disposal.
7. Restoration – Remove all site security fencing as necessary.

2.2.1.1 Planned Response Activities

- Mobilize secure and safe field office and equipment storage conex boxes all placed behind a secure site fence. A diesel powered generator will be used for power to run the office and for the yet to be delivered decontamination trailer used for personnel who will perform abatement activities.

- Conduct partial demolition of building materials that hang in a very unsafe manner over an important ingress/egress location on the south side of the building. There appears to be six-floors of concrete and rebar that precariously dangle down.

- Remove all project ACM pipe-wrap along with ACM impacted debris and solid paint containers, fluorescent light bulbs and PCB lighting ballasts for appropriate off-site disposal requirements.

2.2.1.2 Next Steps

Plan for the removal of ACM pipe-wrap and ACM impacted debris starting in late January of 2013. Removal ACM from the boiler located in the basement will be scheduled thereafter.

2.2.2 Issues

None at this time. However, cold weather may create weather delays to the project activities and schedule.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

2.4.1 Narrative

A task order was issued to ER, LLC., on:
11/8/2012 for $200,000.

Total expended to date is: $11,392

The START Technical Directive Document was issued for $25,000 on 11/24/2012. A total of $4,207 has been spent as of 12/13/12.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	$200,000.00	$11,392.00	$188,608.00	94.30%
TAT/START	$25,000.00	$4,207.00	$20,793.00	83.17%
Intramural Costs				
USEPA - Direct	$35,000.00	$3,755.00	$31,245.00	89.27%
Total Site Costs	$260,000.00	$19,354.00	$240,646.00	92.56%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

2.5.1 Safety Officer

Safety Meetings are held every morning and before the beginning a new work assignment.

2.5.2 Liaison Officer

2.5.3 Information Officer

3. Participating Entities

3.1 Unified Command

US EPA is directing all work in the removal effort.

3.2 Cooperating Agencies

The Illinois Environmental Protection Agency has been notified.

4. Personnel On Site

US EPA -- 1
START -- 1
ERRS -- 3

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.